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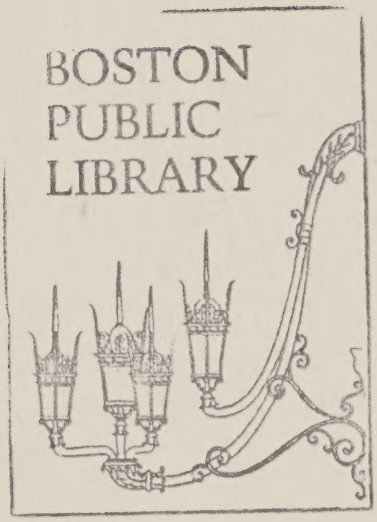
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Business Patterns in Brighton Center
A Land Use Profile

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Policy Development and Research Department

May 4, 1990

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Figure 1

ROGERS PK.
ROGERS PK. AV
SURREY
PARSONS
ARLINGTON
SPARKHAWK
MAPLETON ST
ELMIRA
GLEN ETNA
MENLO
ELNO ST
EAST BURN
DIGHTON
MT VERNON ST
PLATT RD
PARKLAND
HILL
WINSHIP
RUSHMORE
ACADEMY
GRANDEE ST
WM. JACKSON
WILTSHIRE
SHEPARD ST
SHANNON ST
SNOW ST
NANTASKET
NEVINS ST
WASHINGTON
LYNER
PRISCILLA
PLOD
BLEMFORD RD
UNION
COLBORNE ST
MELTON RD
WALLINGFORD
NOTTINGHAM RD
LEAMINGTON RD
CHESTNUT
HATHERLY RD
COLWELL
EMBASSY
CHISWICK RD
CHISWICK
CHESTNUT ST
ATHMORE RD
SIDLAW RD
STRATHMORE
BRAEMORE RD
ENGLEWOOD
LANARK RD
KITHROSS RD
KILSYTH RD
KILSYTH TER
COLLISTON RD
CUMMINGS RD
EGREMONT
MT. HOOD RD
RANSOM RD
EUSTON RD
CLAYMOSS RD
FIDELIS WAY
MONASTERY
R-5
R-8
B-1
H-2
H-1
L-5
L-1
S-5

Business Patterns in Brighton Center

I. Introduction

The purpose of this report is to provide a profile of business patterns in the Brighton Center business district. In particular, planning and rezoning efforts by the Boston Redevelopment Authority and the Brighton Planning and Zoning Advisory Committee need information on the number, type, and size of businesses.

The approach of this report was to compile information on Brighton Center land parcels from city records, conduct a field inspection to verify and add information, and present the findings in summary tables. Categories for business types were chosen that would apply in other business districts in Boston for comparative purposes.

II. Background

Brighton is located in the northwest corner of the City of Boston, adjacent to the Allston neighorhood. Brighton shares borders with Brookline to the south and Newton to the west. The Brighton Center business district is mostly situated along Washington Street, between Foster and Winship Streets. See Figure 1.

Brighton residents, numbering 31,491 in 1980, made up 5.6 percent of the City of Boston's population. Brighton was predominantly white (88.1 percent), with a sizeable Asian population (5.4 percent). Blacks and other races made up 6.4 percent of the Brighton population. See Table 1.

Table 1. Population Characteristics, Brighton, 1980.

	Brighton	Boston	Percent Distribution Brighton	Boston
Total Population	31,491	562,994	100.0	100.0
Race:				
White	27,753	393,937	88.1	70.0
Black	1,289	126,229	4.1	22.4
American Indian, Eskimo	51	1,302	0.2	0.2
Asian, Pacific Islander	1,708	15,150	5.4	2.7
Spanish origin	1,353	36,068	4.3	6.4
Other	690	26,376	2.2	4.7
Age:				
0-14	3,512	95,693	11.2	17.0
15-24	8,346	136,730	26.5	24.3
25-34	7,196	107,311	22.9	19.1
35-54	4,655	101,737	14.8	18.1
55-+	7,782	121,523	24.7	21.6
Median Age (years)	29	29		
Persons per household	2.29	2.40		
Years of school completed:				
Persons 25 years or older	19,599	330,650	100.0	100.0
Elementary (0-8)	2,687	54,932	13.7	16.6
High School: 1-3 years	1,991	49,407	10.2	14.9
4 years	6,628	115,787	33.8	35.0
College : 1-3 years	2,728	43,451	13.9	13.1
4 or more years	5,565	67,073	28.4	20.3
High School Graduates (percent)	76.10	68.40		
Labor Force Status:				
Persons 16 years or older	27,631	459,249		
Civilian Labor Force	17,063	272,794	100.0	100.0
Employed	16,178	256,047	94.8	93.9
Unemployed	885	16,747	5.2	6.1
Not in labor force	10,527	183,678	61.7	67.3
Median Income	$13,751.00	$12,530.00		
Per Capita Income	$6,930.00	$6,555.00		
Percent below poverty level	18.10	20.20		

Table 1. (continued).

	Brighton	Boston	Percent Distribution Brighton	Boston
Total Housing Units:	13,425	241,444		
Percent owner occupied units	24.60	27.20		
Owner occupied units (number)	3,132	59,504	100.0	100.0
White	2,910	48,702	92.9	81.8
Black	9	8,845	0.3	14.9
American Indian, Eskimo	3	90	0.1	0.2
Asian, Pacific Islander	189	879	6.0	1.5
Spanish origin	57	1,351	1.8	2.3
Other	21	988	0.7	1.7

Source: U.S. Bureau of the Census, Neighborhood Statistical Program, 1980.

The housing stock in Brighton, amounting to 13,425 units in 1987, is made up mostly of 2-, 3-, and 4-family homes and apartment buildings. Houses are composed mainly of wood frame construction in reasonably good repair, with a rate of owner occupancy slightly higher than the city as a whole.

The area surrounding Brighton Center is contained in Ward 22. See Figure 2. According to information from the City's Assessing Department files, Fiscal Year 1990, Ward 22 contains 500 commercial land parcels, amounting to 8.6 million square feet of land, 18 percent of which is vacant. Of the total commercial land in Ward 22, 75 percent has a commercial land use, and the remaining 7 percent, has mixed commercial and residential land use.

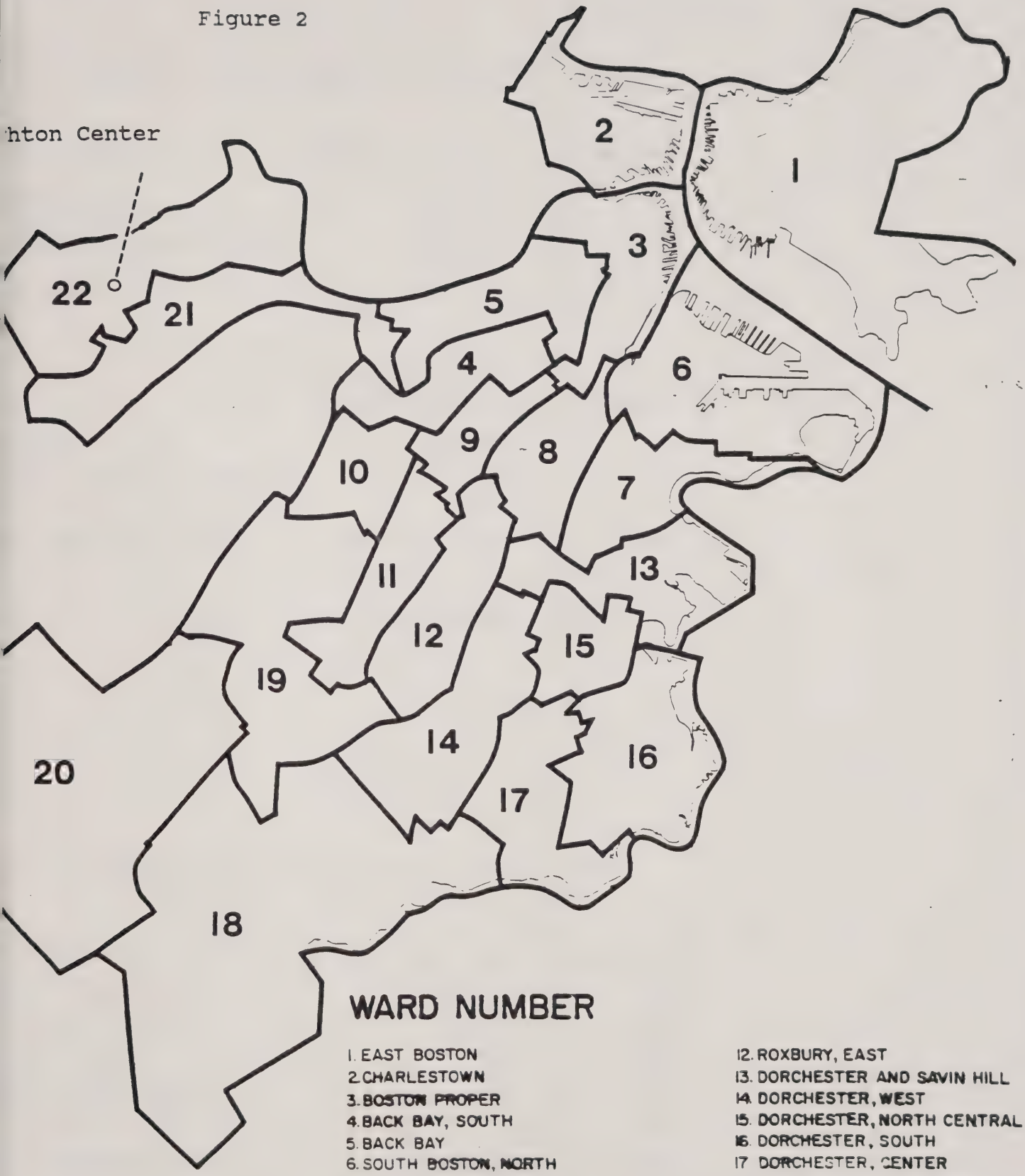
III. Brighton Center

Brighton Center is a neighborhood business district with a variety of commercial activity. While it makes up only 6 percent of all commercial land area in Ward 22, Brighton Center is a sizeable, concentrated district, with 508,350 square feet of commercial property on 65 parcels. Most of the land (71 percent) has commercial land use, while 14 percent has a mixed commercial and residential use, and 14 percent is vacant. See Table 2.

Businesses in Brighton Center have a total of 378,602 square feet in gross floor area, predominantly in mixed residential/commercial buildings, retail shops, health services, and personal services. See Table 3. The district has mostly 1- and 2-story buildings, with a few 3- and 4-story structures. The

Figure 2

hton Center



WARD NUMBER

1. EAST BOSTON
2. CHARLESTOWN
3. BOSTON PROPER
4. BACK BAY, SOUTH
5. BACK BAY
6. SOUTH BOSTON, NORTH
7. SOUTH BOSTON, SOUTH
8. ROXBURY, EAST AND SOUTH
9. ROXBURY, CENTRAL
10. ROXBURY, WEST
11. ROXBURY, SOUTH, EGLESTON SQUARE AND FOREST HILLS
12. ROXBURY, EAST
13. DORCHESTER AND SAVIN HILL
14. DORCHESTER, WEST
15. DORCHESTER, NORTH CENTRAL
16. DORCHESTER, SOUTH
17. DORCHESTER, CENTER
18. HYDE PARK AND MATTAPAN
19. JAMAICA PLAIN AND ROSLINDALE
20. WEST ROXBURY, ROSLINDALE
21. BRIGHTON, SOUTH
22. BRIGHTON, NORTH

WARDS, CITY OF BOSTON

BOSTON REDEVELOPMENT AUTHORITY 1" = 4400'

ble 2. Commercial Land Area by Land Use Type, Ward 22 and Brighton Center, 1990.

nd Use Type	WARD 22 Land Area (sq.ft.)	Percent
mmercial (C)	6,529,207	75.5
cant Commercial Land (CL)	1,523,481	17.6
sidential/Commercial (RC)	593,883	6.9
l Commercial Land Use	8,646,571	100.0

nd Use Type	BRIGHTON CENTER Land Area (sq.ft.)	Percent
mmercial (C)	362,997	71.4
cant Commercial Land (CL)	71,685	14.1
sidential/Commercial (RC)	73,668	14.5
l Commercial Land Use	508,350	100.0

urce: City of Boston, Assessing Department, 1990.

able 3. Commercial Gross Floor Area by Business Type, Brighton Center, 1990.

usiness Type	Gross Floor Area (sf)	Percent
ealth Services	90,803	24.0
ersonal Services	32,531	8.6
etail Sales	100,301	26.5
etail Food	7,991	2.1
estaurant/Lodging	2,341	0.6
esidential/Commercial	144,635	38.2
ll Business Types	378,602	100.0

ource: City of Boston, Assessing Department, 1990.

average floor area ratio (FAR) is 1.09 for properties with commercial buildings.

From the standpoint of a local resident or employee, Brighton Center has a sufficient mix of business types for most needs. In addition to hardware, grocery, and convenience stores, pharmacies, restaurants and banks, the district has a post office, police station, and a nearby hospital. The majority of these businesses are located along Washington Street, between Foster and Winship Streets, all within walking distance of one another.

IV. Inventory of Businesses

The businesses in Brighton Center were placed in categories by business type. The 65 properties are listed in Table 4. The pattern of commercial land use in Brighton Center consists of storefronts along the main streets, with banks or drugstores tending to occupy the corner lots. The majority of the commercial properties are on Washington Street, which has the most vehicular traffic.

Several land parcels contained more than one business. An inventory of businesses shows 93 different establishments. See Table 5.

V. Street Observations

For persons driving to Brighton Center, some businesses offer parking spaces behind their storefronts, although many are not visible from the street. The streets have parking spaces with meters with two-hour limits, though bus stops and loading

Commercial Parcels in
Brighton Center, 1990

No.		Street	Business Type	Zoning	Land_area	Floor_area	FAR
2	B	ACADEMY HILL	RES/COMM USE	B-1	2931	3303	1.13
4		ACADEMY HILL	RES/COMM USE	B-1	4309	4695	1.09
9	A	ACADEMY HILL	RETAIL SALES	B-1	1256	786	0.63
23		ACADEMY HILL	PERSONAL SERVICES	B-1	6470	3257	0.50
5		X BALDWIN	BUSINESS SERVICES	B-1	2584	0	0.00
7		X BALDWIN	BUSINESS SERVICES	B-1	4472	0	0.00
2		CHESTNUT HILL	RES/COMM USE	B-1	3189	7310	2.29
5		CHESTNUT HILL	PERSONAL SERVICES	B-1	4154	2539	0.61
8		CHESTNUT HILL	HEALTH	B-1	1550	2949	1.90
11		CHESTNUT HILL	BUSINESS SERVICES	B-1	4201	0	0.00
13		X CHESTNUT HILL	BUSINESS SERVICES	B-1	1020	0	0.00
21		X CHESTNUT HILL	BUSINESS SERVICES	B-1	1102	0	0.00
25		CHESTNUT HILL	PERSONAL SERVICES	B-1	5041	2484	0.49
27		X CHESTNUT HILL	BUSINESS SERVICES	B-1	2689	0	0.00
29		CHESTNUT HILL	HEALTH	B-1	21706	12674	0.58
4		DIGHTON	RES/COMM USE	B-1	3310	7089	2.14
8		X EASTBURN	BUSINESS SERVICES	L-.5	12435	0	0.00
10		RX EASTBURN	BUSINESS SERVICES	L-.5	1450	0	0.00
64		HENSHAW	RES/COMM USE	L-.5	5952	4338	0.73
365		MARKET	HEALTH	L-.5	2000	1362	0.68
391		MARKET	RETAIL SALES	L-.5	7910	5544	0.70
396		MARKET	RESTAURANT/LODGING	L-.5	4792	2341	0.49
401		X MARKET	BUSINESS SERVICES	L-.5	8400	0	0.00
408		MARKET	RES/COMM USE	L-.5	5313	14086	2.65
413		MARKET	PERSONAL SERVICES	B-1	16323	2763	0.17
425		MARKET	RETAIL SALES	B-1	7150	7085	0.99
439		MARKET	PERSONAL SERVICES	B-1	5443	3897	0.72
8		X PARSONS	BUSINESS SERVICES	L-.5	10062	0	0.00
41	RX	SHEPARD	BUSINESS SERVICES	L-.5	2812	0	0.00
272		WASHINGTON	HEALTH	L-.5	41972	30720	0.73
288		WASHINGTON	PERSONAL SERVICES	L-.5	5121	736	0.14
290		WASHINGTON	RETAIL SALES	B-1	5820	5450	0.94
300		WASHINGTON	RES/COMM USE	B-1	7570	22635	2.99
307		WASHINGTON	PERSONAL SERVICES	B-1	2963	2880	0.97
310		AX WASHINGTON	BUSINESS SERVICES	B-1	6118	0	0.00
311		WASHINGTON	RETAIL SALES	B-1	3447	6696	1.94
312	A	WASHINGTON	HEALTH	B-1	16637	26372	1.59
319		WASHINGTON	RETAIL SALES	B-1	3860	6566	1.70
328	A	WASHINGTON	RES/COMM USE	B-1	3040	5505	1.81
329		WASHINGTON	RES/COMM USE	B-1	14612	28956	1.98
332		WASHINGTON	RETAIL SALES	B-1	7014	4444	0.63
344		WASHINGTON	RETAIL SALES	B-1	4741	762	0.16
352		WASHINGTON	RETAIL SALES	B-1	5198	2440	0.47
359		WASHINGTON	HEALTH	B-1	11560	10000	0.87
364		WASHINGTON	RES/COMM USE	B-1	3837	10392	2.71
365		WASHINGTON	RES/COMM USE	B-1	3816	14464	3.79
367		WASHINGTON	RETAIL SALES	B-1	12169	6990	0.57
370		WASHINGTON	RETAIL SALES	B-1	2871	2520	0.88
372		WASHINGTON	RETAIL SALES	B-1	2875	2049	0.71
380		WASHINGTON	RETAIL SALES	B-1	10033	15805	1.58

Table 4

Commercial Parcels in
Brighton Center, 1990

No.			Street	Business Type	Zoning	Land_area	Floor_area	FAR
382			WASHINGTON	RES/COMM USE	B-1	4015	6615	1.65
385			WASHINGTON	RETAIL SALES	B-1	4261	3630	0.85
388			WASHINGTON	RES/COMM USE	L-.5	3073	5895	1.92
389			WASHINGTON	RETAIL SALES	L-.5	5255	4294	0.82
401	-413		WASHINGTON	RETAIL SALES	L-.5	21540	13951	0.65
412		RX	WASHINGTON	BUSINESS SERVICES	L-.5	8653	0	0.00
414			WASHINGTON	PERSONAL SERVICES	L-.5	14252	3880	0.27
418			WASHINGTON	HEALTH	L-.5	11755	6726	0.57
421		X	WASHINGTON	RETAIL SALES	L-.5	19260	11289	0.59
424			WASHINGTON	PERSONAL SERVICES	L-.5	8147	5253	0.64
427			WASHINGTON	RETAIL FOOD	L-.5	39991	7991	0.20
430			WASHINGTON	PERSONAL SERVICES	L-.5	10350	3416	0.33
433			WASHINGTON	PERSONAL SERVICES	L-.5	8110	1426	0.18
3			WINSHIP	BUSINESS SERVICES	B-1	5687	0	0.00
10			WINSHIP	RES/COMM USE	B-1	8692	9352	1.08
*** Total ***						508350	378602	

2	ACADEMY HILL	YE OLD SHAMROCK PUB	329
4	ACADEMY HILL	VACANT	320
9	ACADEMY HILL	VACANT	319
23	ACADEMY HILL	HARRY'S AUTO REPAIR	332
5	BALDWIN	PARKING LOT	337
7	BALDWIN	PARKING LOT	337
2	CHESTNUT HILL	MICHAEL'S HAIRCUTTING-MEN	320
5	CHESTNUT HILL	BANK OF BOSTON	341
8	CHESTNUT HILL	McGOWAN ASSOCIATES	343
11	CHESTNUT HILL	PARKING LOT	337
13	CHESTNUT HILL	PARKING LOT	337
21	CHESTNUT HILL	PARKING LOT	337
25	CHESTNUT HILL	BRIGHTON AUTO SERVICE	334
27	CHESTNUT HILL	PARKING LOT	337
29	CHESTNUT HILL	CIRCLE MANOR NURSING HOME	304
4	DIGHTON	OFFICES	340
8	EASTBURN	PARKING LOT	337
10	EASTBURN	PARKING LOT	337
64	HENSHAW	OFFICES	013
365	MARKET	ATTORNEY AT LAW	343
391	MARKET	RITE-AID PHARMACY	321
396	MARKET	CORRIB PUB	329
401	MARKET	PARKING LOT	337
408	MARKET	PREFERRED LOCK SERVICE	320
413	MARKET	SHAWMUT BANK	341
425	MARKET	WOOLWORTH CO.	321
439	MARKET	PEOPLE'S FEDERAL SAVINGS	341
8	PARSONS	PARKING LOT	337
41	SHEPARD	PARKING LOT	337
272	WASHINGTON	OFFICE: 3-9 STORY	344
288	WASHINGTON	ALPHA OMEGA FOREI.CAR SER	332
290	WASHINGTON	WINSHIP SPA	319
300	WASHINGTON	YELENA EUROPEAN RESTAURAN	319
307	WASHINGTON	WAREHOUSE/TRANSIT	316
310	WASHINGTON	PARKING LOT	337
311	WASHINGTON	REAL ESTATE	319
312	WASHINGTON	MEDICAL OFFICE	342
319	WASHINGTON	BRIGHTON UPHOLSTERY	325
328	WASHINGTON	MANDY & JOE'S DELI	326
329	WASHINGTON	IMPERIAL ITALIAN PIZZA	328
332	WASHINGTON	RALPH JORDAN TEXTILE	320
344	WASHINGTON	CONTINENTAL REAL ESTATE	319
352	WASHINGTON	RETAIL STORE (DETACH)	325
359	WASHINGTON	ETNA HAIRCUTTING	320
364	WASHINGTON	STEVE'S DONUTS	328
365	WASHINGTON	GALVIN REALTORS	319
367	WASHINGTON	ACE TELEVISION VIDEO	319
370	WASHINGTON	RETAIL STRIP CENTER	319
372	WASHINGTON	BRIGHTON EYE ASSOCIATES	319
380	WASHINGTON	EUROPE TODAY FURNITURE	320
382	WASHINGTON	MARQUIS REAL ESTATE SALE	320

No.	Street	Business1	Proptype1
385	WASHINGTON	BUDGET BEAUTY SALON	319
388	WASHINGTON	GOLD CROWN CLEANSERS	311
389	WASHINGTON	KELLY'S RX PHARMACY	319
401	WASHINGTON	BAYBANK EXPRESS	341
412	WASHINGTON	PARKING LOT	337
414	WASHINGTON	GREATER BANK OF BOSTON	341
418	WASHINGTON	BRIGHTON PROFESSIONAL BLD	343
421	WASHINGTON	PALACE SPA	343
424	WASHINGTON	BRIGHTON'S POST OFFICE	350
427	WASHINGTON	FLANAGAN'S GROCERY STORE	324
430	WASHINGTON	BRIGHTON LAUNDRY CENTER	311
433	WASHINGTON	EXXON GAS STATION	334
3	WINSHIP	PARKING LOT	337
10	WINSHIP	WAREHOUSE/TRANSIT	316

No.	Street	Business2	Proptype2
4	ACADEMY HILL	VACANT	027
2	CHESTNUT HILL	ATHENIAN TAILORS	013
408	MARKET	STORAGE/GARAGE/WAREHOUSE	317
413	MARKET	WAREHOUSE/TRANSIT	316
425	MARKET	WAREHOUSE/TRANSIT	316
439	MARKET	WAREHOUSE/TRANSIT	316
307	WASHINGTON	NEW WORLD BANK	341
311	WASHINGTON	WARREN HALL LIQUORS	320
312	WASHINGTON	U.S TRUST	341
319	WASHINGTON	WAREHOUSE/TRANSIT	316
329	WASHINGTON	C & M SPORTS	320
332	WASHINGTON	WAREHOUSE/TRANSIT	316
359	WASHINGTON	BRIGHTON INSURANCE AGENCY	320
364	WASHINGTON	HOME SUPPLY CO.	320
365	WASHINGTON	ROURKE'S REXALL DRUGS	321
401	WASHINGTON	VENETIAN STORE	321
414	WASHINGTON	VACANT	341
421	WASHINGTON	PROVIDENT INST FOR SAVING	341
424	WASHINGTON	MARTIAL ART CENTER	320
427	WASHINGTON	PHOTO STORE??	320
430	WASHINGTON	BRIGHTON DRY CLEANING	311

No.	Street	Business3	Proptype3
312	WASHINGTON	PARKING LOT	337
359	WASHINGTON	BRIGHTON TRAVEL	320
401	WASHINGTON	ACADEMY VIDEO	325
421	WASHINGTON	MINIHANE'S FLOWER SHOP	320

No.	Street	Business4	Proptype4
359	WASHINGTON	TONY C'S VARIETY SUBS	326
401	WASHINGTON	DRAGON CHEF	326
421	WASHINGTON	PIN ASSOCIATES -TAXES-	320

	CHESTNUT HILL	V.SMITH SENIOR CENTER	308
385?	MARKET	CARPENTER TRAINING CENTER	320
386?	MARKET	ROSIE OGRADY DINNER/THEA	327
412?	MARKET	CENTER HOUSE OF PIZZA	326
416	MARKET	JOEY'S RESTAURANT	326
420	MARKET	ANDREW J.MASON ASSOCIATES	320
302	WASHINGTON	GREEN BRIAR RESTAURANT	327
333	WASHINGTON	CLASSIC CUTS	320
339	WASHINGTON	TEDDY'S CLEANERS	311
341	WASHINGTON	VACANT STOREFRONT	320
351	WASHINGTON	KOREAN JAPANESE RESTAURAN	326
349	WASHINGTON	FLOWER SHOP	320
343	WASHINGTON	BALLOONS AND FUN	325
369?	WASHINGTON	BLOW-OUT HAIR DESIGN	320
373	WASHINGTON	THE GURRINS GIFT SHOP	320
375	WASHINGTON	VACANT STOREFRONT	320
377	WASHINGTON	PEKING GARDEN	326
379	WASHINGTON	VACANT STOREFRONT	320
	WASHINGTON	FOTOMAT	320
383	WASHINGTON	ANGIE'S HAIR DESIGN	320
395	WASHINGTON	DANIEL'S BAKERY	325
396	WASHINGTON	F.I. PATNODE INSURANCE	320
410	WASHINGTON	PROFESSIONAL BUILDING	343
413	WASHINGTON	CORNUCOPIA FRUITS&VEGETA.	320

zones account for much of the curbside space.

Public transportation to Brighton Center provides fairly easy access from the green line subway at Kenmore Square via bus number 57.

From street observations, Brighton Center appeared to be fairly quiet on weekday afternoons and evenings. Local residents may concentrate their shopping on Saturdays.

The street numbering system has some shortcomings. If a person were looking for a particular street address, many of the stores do not display street numbers displayed. While this may not deter local patrons, a yellow-page shopper on an initial visit may have some difficulty locating a specific business.

Ten of the storefronts are currently vacant, which is a notable portion of the commercial properties in the district.

The buildings in Brighton Center are in reasonably good repair, though not much recent renovation is evident. Vehicular traffic becomes heavy at commuting hours and at lunch time. Brighton Center is on a well-traveled route between Cambridge or Allston and Brookline or Newton. Passers-by might stop to pick up a convenience item if parking is available. However, on-street spaces are limited, and off-street spaces not obvious to people unfamiliar with the back parking lots. For pedestrians, Brighton Center has adequate sidewalks and street crossings.

Brighton Center does not have any obvious link to the central business district in Boston's downtown area. Brighton Center caters to local residents, local employees, and passers-by. The

center lacks the types of businesses, such as sizeable law firms, accounting firms, brokers, insurance agencies, printers, etc., that would serve other businesses in the downtown area. Nor does Brighton Center offer the types of specialty goods and services that residents of other neighborhoods would make a special trip to purchase. Rather, Brighton Center is primarily self-contained.

The zoning districts covering Brighton Center are primarily L-.5 (local retail and service stores, with a floor-area ratio of .5) and B-1 (retail businesses and offices, with a floor-area ratio of 1). The zoning district for each parcel is included in Table 4.

IV. Method

The first step in the analysis of business patterns in Brighton Center was to compile an inventory of commercial properties for the city blocks that make up the center. Data were obtained from the City of Boston's Assessing Department in January 1990. The Assessing records provide information on each land parcel, including the land use, business types, gross floor area, and building characteristics.

Second, a researcher visited Brighton Center to inspect each land parcel. By comparing the printout of the Assessing data by parcel with the actual land uses, the researcher was able to verify the inventory. In addition, the names and locations of businesses were notated on the printout and later added to the computer inventory file.

For context, the amount of commercial land was compiled for

Ward 22, and demographic data were tabulated for Brighton and the City of Boston.

We then determined sixteen business types under which the businesses of Ward 22 and those of Brighton Center might fall. See Table 6. These categories were derived from the GAFO (general merchandise, apparel and accessory, furniture, other shopping goods) and PROPTYPE (State land use 3- digit code) classification. The businesses in Brighton Center came under six of these: Health Services, Personal Services, Business services, Retail-Sales, Retail-Food, Restaurant/Lodging, and one more category which is not included in Table 6, Residential/Commercial. The list of PROPTYPE codes is included as Table 7.

Finally, the zoning district for each parcel was determined from inspection of the Zoning District Map of Brighton [Map 7]. Districts for Brighton Center are included on Figure 1.

Table 6. Property Types (State Land Use 3-digit code) By Type of Business.

Health Services		
304	308	345
305	342	346
306	343	931
307	344	979

Restaurant/Lodging		
300	303	328
301	326	329
302	327	357

Retail-Sales-		
319	322	325
320	323	330
321		

Retail-Food-		
324		

Educational Services		
351	941	977
352	944	978
922	976	

Transportation		
396	398	445
397	399	912

Business Services		
310	317	340
313	318	347
314	336	356
315	337	358
316	338	359

Recreation		
365	373	378
366	374	380
370	375	381
371	376	383
372	377	388

Utilities		
422	425	428
423	426	429
424	427	446

Agricultural and Community Gardens		
382	394	

Entertainment		
353	362	367
360	363	368
361	364	369

Personal Services		
311	334	350
312	335	355
331	339	384
332	341	386
333		

Table 6. (contnued)

Manufacture and Processing Plants		
400	408	417
401	409	418
402	410	419
403	412	420
404	414	421
405	415	450
407	416	

Communication		
430	433	436
431	435	439
432		

Institution of Social or Religious Nature		
942	946	970
943	947	971
945	949	983

Gov't Institutions and Facilities		
900	924	972
902	925	973
910	926	974
913	930	975
914	935	980
915	936	981
916	937	982
917	938	984
920	940	985
921	948	986
923	965	995

Table 7. Property Type Codes.

010	CONDO MULTI-USE (R/C)
012	RES/OPEN SPACE USE
013	RES/COMMERCIAL USE
019	RES/EXEMPT USE
025	ONE RESIDENTIAL UNIT
026	TWO RESIDENTIAL UNITS
027	THREE RESIDENTIAL UNITS
031	COMM MULTI-USE
101	SINGLE FAMILY DWELLING
102	RESIDENTIAL CONDO
103	TRAILER/MOBILE HOME
104	TWO FAMILY DWELLING
105	THREE FAMILY DWELLING
106	RES ANCILL IMPROVEMENT
107	OTHER RESIDENTIAL
108	CONDO PARKING (RES)
109	MULTIPLE BLDGS/1 LOT
110	CONDO STORAGE (RES)
111	APT 4-6 UNITS
112	APT 7-30 UNITS
113	APT 31-99 UNITS
114	APT 100 + UNITS
115	OTHER APT USE
116	RES PARKING GARAGE
118	ELDERLY HOME
121	ROOMING HOUSE
122	FRATERNITY-SORORITY
123	DORM RESIDENCE HALL
125	SUBSD HOUSING S-8
126	SUBSD HOUSING S-231D
[illegible]	SUBSD HOUSING S-202
[illegible]	OTHER GROUP HOUSING
107	RESIDENTIAL LAND
131	RES LAND (SECONDARY)
132	RES LAND (UNUSABLE)
202	UNDERWATER LAND
211	NON-PRODUCTIVE LAND
301	COM LAND (SECONDARY)
302	COM LAND (UNUSABLE)
303	COM/IND ANCILL BLDG
440	INDUSTRIAL LAND
441	IND LAND (SECONDARY)
442	IND LAND (UNUSABLE)
300	HOTEL
301	MOTEL
302	INN/RESORT
303	PRIVATE CITY CLUB
304	NURSING/CONVELESCENT HOME
305	CLINIC/PRIVATE HOSP
306	LABORATORY (BIO/MED)
307	VETERINARY HOSPITAL
308	OTHER HEALTH CARE
310	LAUNDRY OPERATION
311	LAUNDROMAT/DRY CLEANER
312	MINI-STORAGE WAREHOUSE
313	LUMBER YARD STORAGE
314	TRUCK TERMINAL
315	PIERS/WHARVES/DOCKS
316	WAREHOUSE/TRANSIT HOUSE
317	STORAGE GARAGE/WAREHOUSE
318	COLD STORAGE WAREHOUSE
319	RETAIL STRIP CENTER
320	RETAIL/WHOLESALE/SERVICE
321	DISCOUNT STORE
322	DEPARTMENT STORE
323	SHOPPING CENTER
324	SUPERMARKET
325	RETAIL STORE (DETACH)
326	RESTAURANT/SERVICE
327	RESTAURANT/LOUNGE
328	FAST FOOD RESTAURANT
329	BAR/TAVERT/PUB
330	SHOWROOM (AUTO)
331	AUTO SUPPLY/SERVICE
332	REPAIR/SERVICE GARAGE
333	SELF-SERVICE STATION
334	SERVICE STATION
335	CAR WASH-AUTOMATIC
336	COMM PARKING GARAGE
337	PARKING LOT/CAR LOT
338	SUBTERRANEAN GARAGE
339	CAR WASH-SELF SERVE
340	OFFICE USE (ATTACHED)
341	BANK
342	MEDICAL OFFICE
343	OFFICE: 1 & 2 STORY
344	OFFICE: 3 - 9 STORY
345	OFFICE: 10-19 STORY
346	OFFICE: 20-34 STORY
347	OFFICE TOWER 35+ STORIES
350	POSTAL SERVICE USE
351	EDUCATIONAL FACILITY
352	DAY CARE CENTER
353	SOCIAL CLUB/FRATERNAL
354	MORTUARY/MAUSOLEUM
355	FUNERAL HOME
356	COMMERCIAL CONDO
357	RETAIL CONDO
358	OFFICE CONDO
359	CONDO PARKING (COM)
360	MUSEUM/GALLERY
361	NIGHT CLUB
362	MOVIE THEATRE
363	DRIVE-IN THEATRE
364	STAGE THEATRE
365	AUDITORIUM/SPORT CENTER
366	FIELD HOUSE/ARENA
367	RACE TRACK
368	FAIRGROUND/PARK
369	OTHER ENTERTAINMENT
370	BOWLING ALLEY
371	ICE SKATING (AREAN)
372	ROLLER SKATING
373	SWIMMING POOL
374	HEALTH SPA(CLUB)
375	TENNIS/RACQUET CLUB
376	GYMNASIUM/ATHLETIC
377	RECREATION BLDG/CLUB
378	OTHER (INDOOR USE)
380	GOLF COURSE
381	TENNIS COURT(S)
382	STABLE(S)
383	SWIMMING POOL

384	BOAT HOUSE/MARINA
386	CAMPGROUND FACILITY
388	OTHER (OUTDOOR USE)
389	BLDG: CHP 61B LAND
390	COMMERCIAL LAND
394	GREENHOUSE/BARN/SHED
395	AIR TERMINAL
396	HANGER: STORAGE/MAINT.
397	BUS TERMINAL
398	RAILROAD TERMINAL
399	OTHER TRANSPORTATION
400	MANUFACTURING (OLD)
401	WAREHOUSE: INDUSTRIAL
402	OFFICE: INDUSTRIAL
403	MANUFACTURING (NEW)
404	LIGHT MANUFACTURING/R & D
405	INDUSTRIAL LOFT
406	COMPUTER EQUIPMENT BLDG
407	MACHINE SHOP (SMALL)
408	NEWSPAPER PLANT
409	OTHER INDUSTRIAL
410	MINING/QUARRYANG
412	METAL PROCESSING
413	AUTO SALVAGE YARD
414	FOOD PROCESSING PLANT
415	BOTTLING PLANT
416	CANNERY
417	DAIRY
418	OTHER PROCESSING
419	SHIPYARD
420	TANKS: ABOVE GROUND
421	TANKS: UNDER GROUND
422	ELECTRIC POWER PLANT
423	ELECTRIC TRANS R O W
424	ELECTRIC SUBSTATION
425	GAS PRODUCTION PLANT
426	GAS PIPELINE R O W
427	GAS STORAGE
428	GAS PRESSURE STATION
429	OTHER UTILITY PROP
430	TELEPH EXCHANGE STAT
431	TELEPH RELAY TOWER
432	CABLE TELEVISION FACILITY
433	TRANSMISSION FACILITY
435	STUDIO
436	STUDIO/REMOTE CONTROL
439	OTHER COMMUNICATION
445	RAILROAD PROPERTY
446	STEAM/WATER/SEWER
450	INDUSTRIAL CONDO
900	U.S. GOVERNMENT
902	SUFFOLK COUNTY
910	COMMONWEALTH OF MASS.
912	MASS TRANSIT AUTH. (MBTA)
913	MYSTIC RIVER BRIDGE AUTH.
914	MASS TURNPIKE AUTH.
915	MASS PORT AUTHORITY
916	MASS PARKING AUTHORITY
917	METROPOLITAN DISTRICT COMM
920	OTHER CITY PROPERTY
921	SCHOOL DEPT
922	BOSTON PUBLIC LIBRARY
923	FIRE DEPT
924	POLICE DEPT
925	PARKS AND RECREATION
926	PUBLIC WORKS DEPT
930	TAX TITLE PROPERTY
931	CITY OF BOSTON HEALTH FACIL
935	BOSTON HOUSING AUTH (BHA)
936	BOSTON REDEVELOPMENT AUTH (BRA)
937	121A PROPERTY
938	EDIC (ECON DEV INDUS CORP)
940	EXEMPT PROPERTY (PRIV OWNED)
941	LITERARY, EDUCATIONAL
942	BENEVOLENT, SOCIAL
943	CHARITABLE: HOSPITAL,ELDERLY,ETC
944	SCIENTIFIC, HISTORICAL
945	TEMPERANCE, REHABIL (INC)
946	RELIGIOUS ORGANIZATION
947	CEMETERY
948	RAILROAD PROPERTY
949	FRATERNAL ORGANIZATION
965	GOV'T OFFICE BLDG
970	CHURCH/SYNAGOGUE
971	RECTORY/CONVENT
972	CORRECTIONAL INSTITUTION
973	ADMINISTRATIVE BLDG
974	FIRE STATION
975	POLICE STATION
976	SCHOOL
977	COLLEGE (ACADEMIC)
978	LIBRARY
979	HOSPITAL
980	WATER TREATMENT PLANT
981	INCINERATION PLANT
982	ARMORY (MILITARY)
983	CEMETERY
984	PUBLIC BEACH
985	OTHER EXEMPT PROPERTY
986	OTHER PUBLIC LAND
995	CONDO MAIN (NO VALUE)

Table 8.

CLASSIFICATION SYSTEM FOR NEIGHBORHOOD BUSINESS DISTRICTS
MEL 020590

A guide for classifying non-residential establishments in Neighborhood Business Districts is enclosed. It is based in general on the Standard Industrial Classification (SIC) list with some judgemental exceptions. There are three major groups:

* **GAFO RETAIL, CONVENIENCE RETAIL, and CONSUMER SERVICES & BANKS** (that we may refer to simply as RETAIL & SERVICES)
* **OFFICE**
* **OTHER NON-RESIDENTIAL**

I. **GAFO RETAIL, CONVENIENCE RETAIL,** and **CONSUMER SERVICES & BANKS** typically are first floor uses that require direct customer access from the sidewalk. The "BANKS" label applies only to the **RETAIL** portions of banks, where the tellers and others who deal with walk-in customers are located. Other BANK space is classified as OFFICE. I sometimes stretch the first floor BANK label to include other FIRE uses (Finance, Insurance and Real Estate) if they appear to be compatible with other retail uses at street level. These kinds of local offices are found frequently in Neighborhood Business Districts.

II. **OFFICE** establishments include upper floor FIRE firms (Groups 60 thru 67); most of the BUSINESS SERVICES (Groups 73 thru 74); most of the HEALTH, LEGAL, EDUCATIONAL,SOCIAL SERVICES (Groups 80 thru 83); most of MEMBERSHIP ORGANIZATIONS, ENGINEERING, ACCOUNTING, ETC. (86 and 87), and SERVICES, N.E.C. (89); and PUBLIC ADMINISTRATION (91 thru 97).

III. **OTHER NON-RESIDENTIAL** is a catch-all for activities that usually aren't compatible with the pedestrian environment that is sought on main streets in urban neighborhood districts, although they can and do operate well on side streets or back streets in many neighborhoods. And in some forms, as small retail Hardware Stores and Paint and Wallpaper stores, they are prime candidates for neighborhood business districts. This is **not an exclusionary category.**

A GUIDE FOR NON-RESIDENTIAL ESTABLISHMENT CLASSIFICATION BASED ON SIC CODES

MFL 020590

GAFO OR "SHOPPING GOODS" RETAIL

5300 thru 5999, except 5400, 5800 & some 5900's

G GENERAL MERCHANDISE STORES

5311 Department Stores
5331 Variety Stores
5399 Other Gen. Merch. Stores

A APPAREL AND ACCESSORY STORES

5611 Men's & Boys' Clothing
5621 Women's Clothing
5632 Women's Accessories & Specialties
5641 Children's/Infants' Wear
5641 Family Clothing (jeans)
5661 Shoes
5699 Miscellaneous Apparel

F FURNITURE

5251 Hardware
5712 Furniture
5713 Floor Covering (rugs)
5714 Drapery,Curtains,Upholstery
5719 Miscellaneous Homefurnishings
5722 Household Appliances
*5731 Radio,TV,Consumer Electronics
*5734 Computers/Software
*5735 Records/CD's/Videotapes
*5736 Musical Instruments

* Sometimes classified under Other Shopping Goods

O OTHER SHOPPING GOODS

5941 Sporting Goods/Bicycles
5942 Books
5943 Stationery/Office Supplies
5944 Jewelry
5945 Hobbies/Toys/Games
5946 Cameras/Photographic Supplies
5947 Gifts/Cards/Novelties/Souvenirs
5948 Luggage/Leather Goods
5949 Sewing/Needlework/Piece Goods
5995 Optical Goods/Eyeglasses
5999 Art/Art Supplies/Cosmetics Electric Razors/Hearing Aids Pets/Picture Frames/Religious Goods/Telephones/Typewriters

CONVENIENCE RETAIL

5400, 5800 & some 5900's

MISCELLANEOUS RETAIL

5912 Drug/Health/Beauty Aids
5921 Liquor
5932 Antiques/Used Merchandise
5992 Florist
5993 Tobacco
5994 Newspapers/Magazines
5999 Not Elsewhere Classified

EATING & DRINKING PLACES

5812 Eating Places
5813 Drinking Place

FOOD STORES

5411 Groceries
5421 Meat and Fish
5431 Fruit & Vegetables
5441 Candy/Nuts
5451 Dairy Products
5461 Bakeries (bagels/cookies/donuts)
5499 Miscellaneous Food

CONSUMER SERVICES & BANKS

CONSUMER SERVICES

721- Laundry/Cleaning
7221 Photographic Studios
7231 Beauty Shops/Hairdressers
7241 Barber Shops/Hair Stylists
7334 Photocopying/Duplicating
7374 Computer Processing Services
7389 Misc.Services

BANKS AND OTHER FIRE

60- Banks/Savings Institutions (1st floor)
61,62,63,64,65 Other FIRE (1st floor)

OFFICE USES

60 thru 65 (Upper floors)
80,81,82,83,86,87,89 Health/Legal/ Educational/Social Services, Membership Organizations, Engineering/Accounting/ Research/Management,
91,92,93,94,95,96,97 Public Administration/Government Agencies

OTHER NON-RESIDENTIAL

*52 Building Materials except 5231 Paint, etc. 5251 Hardware, 5261 Garden Supply where they appear to be compatible with GAFO, and would be coded F, like Furniture stores.

*55 Automotive Dealers and Gasoline Service Stations except 5531 Auto and Home Supply Stores that appear to be compatible with GAFO, and would be coded F, like Furniture stores.

Groups 01 through 51: Agriculture, Mining, Construction, Manufacturing, Transportation, Communications, Utilities, Wholesale Trade